

ORDINANCE NO. 2015-31

Amend Zoning Ordinance

WHEREAS, the Jefferson County Board of Supervisors has heretofore been petitioned to amend the official zoning map of Jefferson County, and

WHEREAS, Petition R3821A-15 was referred to the Jefferson County Planning and Zoning Committee for public hearing on August 20, 2015; Petition R3834A-15 was referred for public hearing on October 15; Petitions R3858A-15, R3859A-15, R3860A-15 and R3861A-15 were referred for public hearing on December 17, 2015; and Petitions R3862A-16, R3863A-16 and R3864A-16 were referred for public hearing on January 21, 2016, and

WHEREAS, the proposed amendments have been given due consideration by the Board of Supervisors in open session,

NOW, THEREFORE, BE IT ORDAINED that the Jefferson County Board of Supervisors does amend the official zoning map of Jefferson County as follows:

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL AND RURAL RESIDENTIAL

Create a 1.4-acre building site including the shed at **N851 Cold Spring Road** in the Town of Koshkonong on PIN 016-0514-2511-000 (40 acres). This utilizes the last available A-3 zone for the property; therefore, rezoning is conditioned upon recording of an affidavit acknowledging that fact. It is further conditioned upon road access approval, receipt of suitable soil test and receipt and recording of a final certified survey map, including extraterritorial plat review if necessary. R3821A-15 – Roy A Nosek

Create a 2-acre building site across from W191 Concord Center Drive as well as a 4.2-acre farm consolidation lot at **W158 Concord Center Drive**, all from PINs 006-0716-1344-002 (1 acre) and 006-0716-1343-000 (50.668 acres) in the Town of Concord. The vacant lot combination utilizes the last available A-3 zone for the property, and is therefore conditioned upon recording of an affidavit acknowledging that fact. It is further conditioned upon road access approval, upon receipt of a suitable soil test, and upon approval and recording of a final certified survey map for the lots. R3834A-15 – Jeff & Sandy Leverenz/Saddle Wish Farm property

Rezone approximately 2 acres of PIN 022-0613-2214-000 (34.35 acres) at **W8135 US Highway 12** in the Town of Oakland to add it to an adjoining A-3-zoned lot. This utilizes the last available A-3 zone for the property; therefore, rezoning is conditioned upon recording of an affidavit acknowledging that fact. It is further conditioned upon recording of a final certified survey map for the combined lot. R3858A-15 – Wayne & Joanne Armstrong

Create a 2-acre building site in the Town of Oakland from PIN 022-0613-2323-001 (6.785 acres) on **Oestreich Lane**. Rezoning is conditioned upon road access approval, upon receipt of a

suitable soil test, and upon approval and recording of a final certified survey map for the lot. R3859A-15 – Wayne & Joanne Armstrong

Rezone to create a 2-acre building site on **Woodside Road** and a 4-ac building site adjoining it with access onto **Rockdale Road** from PIN 028-0513-0613-000 (25.453 acres) in the Town of Sumner. This utilizes the last available A-3 zone for the property, therefore rezoning is conditioned upon recording of an affidavit acknowledging that fact. It is further conditioned upon road access approval for each lot, upon receipt by Zoning of suitable soil tests, and upon approval and recording of a final certified survey map. R3860A-15 –Lars Hans Lein/Lein Acres LLC property

Create a 3.5-acre building site at **N8402 Witte Lane** in the Town of Watertown from PIN 032-0815-2323-000 (46.03 acres). This utilizes the last available A-3 zone for the property; therefore, rezoning is conditioned upon recording of an affidavit acknowledging that fact. It is further conditioned upon receipt of a suitable soil test and upon approval and recording of a final certified survey map, including extraterritorial plat review if necessary. R3861A-15 – Wilbur Miller

Rezone 1.8036 acres around the pre-1975 home at **N9585 Sun-Val Road** from PIN 012-0816-0614-000 (2 acres) and create a new 1-acre building site adjacent from PIN 012-0816-0614-001 (37.978 acres). The properties are in the Town of Ixonia. Rezoning is conditioned upon road access approval, upon receipt of a suitable soil test for the vacant lot, and upon approval and recording of a final certified map, including extraterritorial plat review if necessary. R3863A-16 – Paul & Mary Jaeger

Create a 4-acre lot around the pre-1975 home at **N3197 County Road A** in the Town of Oakland, on PIN 022-0613-2824-000 (54.671 acres). Rezoning is conditioned upon approval and recording of the final certified survey map for the lot. R3864A-16 – James & Viola Behm

FROM A-3, AGRICULTURAL AND RURAL RESIDENTIAL TO A-2, AGRICULTURAL/RURAL BUSINESS

Rezone PIN 008-0715-1614-003 (3.931 acres); an attendant conditional use would allow for adaptive reuse of a pre-1970 barn at **W3733 County Road B** as a recreational facility. The site is in the Town of Farmington. R3862A-16 & CU1863-16 – Kevin Emrath/EMCO Investments

The above rezonings shall be null and void and of no effect one year from the date of County Board approval unless all applicable conditions have been completed by that date.

Adopted by the Jefferson County Board of Supervisors this 9th day of February 2016.

s/Jim Schroeder

Jim Schroeder
Chair

ATTEST:

s/Barbara A. Frank

Barbara A. Frank, County Clerk

Published this 15th day of February 2016.

Ayes: **VOICE VOTE** Noes_____ Abstain__1__ Absent_____ Vacant_____
(Kannard)

Requested by
Planning and Zoning Committee

02-09-16

Deb Magritz: 1-26-16

REVIEWED: Administrator: bw Corp Counsel: jbw Finance Director: bl